

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

7-330

Orleans

N

EAS.291

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): Campground Road Area

Photograph



Address: 645 Campground Road

Historic Name: Emily Amoroso House, Robin Cottage

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: 1925

Source: Eastham Tax Commitment Books, Title research

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):
Large addition (2017)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.40 acres

Setting: This property is located on a small parcel on the south side of Campground Road. The surrounding area includes early-20th century cottage lots, and the area is now built out with modest cottages and houses from the early-20th to the early-21st centuries. This house is set fairly close to the street. A clamshell driveway leads to an attached garage addition. The parcel in front of the house is landscaped with lawn, a split rail fence and foundation plantings.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

645 CAMPGROUND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The original portion of this house consists of the one-story block with low-pitched, side-gable roof, with an enclosed porch across the front elevation. A large, two-story offset addition with garage was added to the rear of this block. The original block rests on a concrete block foundation. The elevations are clad in weathered wood shingles with plain cornerboards. The roof is clad in asphalt shingles with modestly projecting open eaves. The front porch has been recently enclosed with large slider windows.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

Campground Road is one of the oldest roads on the bay side of the town. It was created in the early 19th century to link a Methodist campground located near what is now Herring Brook Road and a ferry dock on Cape Cod Bay. The existence of the road and the landing made the shoreline a likely place for the development of vacation cottages in the early-20th century as the established landowners in the area began to subdivide their fallow farmland to capitalize on the growing tourist economy (Area N).

This house was built on land that was owned by Eastham-born Alonzo K. Higgins (1846-1918). He married Elizabeth W. Rogers (1847-1923) in Orleans in 1870. He was listed as a farmer in census records throughout his life, but he was also very active in cottage development in the early-20th century. In 1914, Alonzo Higgins sold the 1-acre parcel on which this cottage was built to Emily Amoroso of Boston.¹ Emily LaCaselo (1871-1948) married Luigi Amoroso (1877-1914) in Cambridge in 1902. Luigi was listed as a tailor with his own shop in the 1910 census. Following his death, Emily appears to have carried on in the same trade - she was listed as a ladies' tailor with her own shop in subsequent census records. Based on a review of Eastham Tax Commitment Books, she was first taxed for this cottage in 1926. According to the Campground Area Form, this cottage was known as "Robin Cottage." In February 1955, her estate recorded a 3-lot subdivision of her Eastham property with this house on Lot 1 (Figure 2).² Later that year, her estate sold Lot 1 to Thelma M. and William C. Clarke, Jr. of Cornwall Bridge, CT.³ The house stayed in the Clarke family until 2008, when it was sold to the current owners, Dana and Mark Wixted of Melrose.⁴

¹ Barnstable County Registry of Deeds, Book 332/ Page 50.

² Plan Book 122/Page 57.

³ Book 916/ Page 276.

⁴ Book 23221/ Page 168.

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds. Deeds, Land Court Records, and Subdivision Maps.
Barnstable Patriot Archives. Sturgis Library Digital Newspaper Archive,
<https://digital.olivesoftware.com/Olive/APA/Sturgis/#panel=home>.
Dunham's 1929 Eastham (Mass.) Street Directory.
Larson Fisher Associates. Campground Road MHC Area Form EAS.N, 2005.
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Figure 1. Assessor Sketch. Photo 2. View looking southeast.

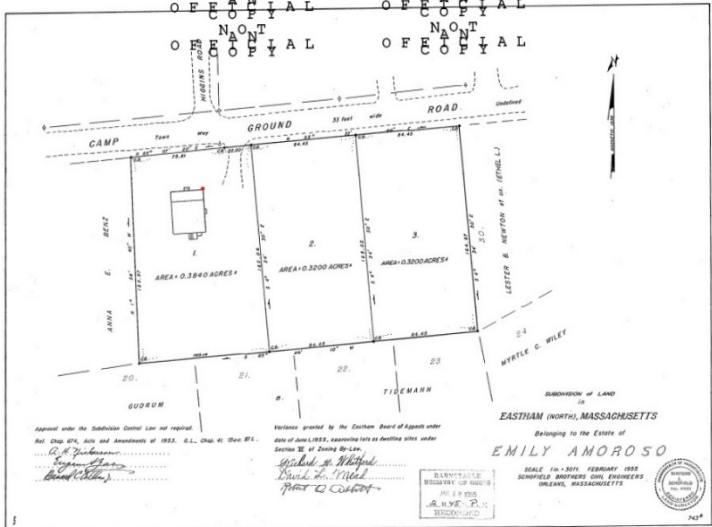


Figure 2. February 1955 subdivision of land of Emily Amoroso.